

# ZONING DEPARTMENT

## Memo

**To:** Mayor Les Fillingame

**From:** Charlene Black, Zoning Administrator

**Date:** July 25, 2013

**Re:** Monthly Report

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**ZONING APPLICATIONS:** Planning and Zoning meeting will be held Tuesday, August 27, 2013, 5:30 P.M. The City Council meeting will be held Tuesday, September 3, 2013, 5:30 P.M. Both meetings are held at the City Council Chambers Office located at 598 Main Street.

**411 St. John Street** (R-2, Two Family District) – Construction of an addition to the rear of the residence. Asking for a 4'7" variance to the west side yard setback, therefore asking for a 3'5" setback to the west side yard.

**110 South Toulme Street** (R-3, Multi Family District) – Note: Property also fronts Main Street. Asking to subdivide the parcel of land into two new parcels of land. The two new parcels of land will meet the required 60 foot lot width and the total square footage of 7,500 square foot minimum lot area.

**110 South Toulme Street** (R-3, Multi Family District) – If the subdivision of property is granted, the owner is asking to amend the zoning ordinance for the newly created parcel of land that is identified on the official plat plan as "Parcel B" and is located on the corner of Main Street and Toulme Street. The owner is asking that Parcel B be changed from R-3, Multi Family District to C-1, Central Business District. The reason for this request is there amend the zoning Asking to subdivide the parcel of land into two new parcels of land. The two new parcels of land will meet the required 60 foot lot width and the total square footage of 7,500 square foot minimum lot area.

**355 Main Street** (R-2, Two Family District) – Note: Property also fronts North Second Street. Construction of a single family residence. Asking for a 15' variance to the front yard setback, therefore asking for a 10' setback to the front yard fronting North Second Street.

**140 Main Street** (C-1, Central Business District) – Construction of a single family residence. Asking for a 5' variance to the west side yard, therefore asking for a 3 foot setback to the west side yard.

**303 St. George Street** (R-3, Multi Family District) – Construction of a shed to the rear of the property. Asking for a 3' variance to the side yard, therefore asking for a 2' setback to the side yard.

**Map Amendment (R-1, Single Family District and R-2, Two Family District) –**

The City of Bay St. Louis is requesting an amendment to the official zoning map for 301 Old Spanish Trail which is known as the Boys and Girls Club and the City Nursery, 600 Bookter Street which is known as the Senior Center, and a strip of land which abuts the front of city property where the Boys and Girls Club is located and is currently in the name of "Annette Josephine Holmes". The City is requesting that these locations which are zoned R-1, Single Family District and R-2, Two Family District to be changed to OC, Office Clinic District. The reason for this amendment is there was a mistake in the zoning map and there is a change in conditions in this area and it is in the public interest to correct this area.

**Text Amendment** – The City of Bay St. Louis is requesting to amend Section 503 of Article V. of the City's Subdivision Regulations, being Ordinance No. 248. The request is to rename the Special Subdivision section in the Subdivision Regulations, to be known in the future as Administrative Subdivision, and to establish conditions and procedures for said Administrative Subdivision.

**505 North Second Street (R-2, Two Family District)** – Note: Property also fronts Cedar Lane. Construction of a deck to the rear of the residence. Asking for a 16' variance to the front yard setback, therefore asking for a 9' setback to the front yard front on Cedar Lane.

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**HISTORIC PRESERVATION APPLICATIONS:** The Historic Preservation Commission meeting will be held Monday, August 22, 2013, at 12:p.m. The meeting will be held at the City Council Chambers Office located at 598 Main Street.

**303 St. George Street** - Addition of a shed to the rear of the property

**305 State Street** - New construction of a screen porch

**355 Main Street-** Existing house to be removed from property to allow construction of a new residence

**355 Main Street-** New construction of a single family residence

**342 St. John Street-** New construction of an addition to the rear of the residence

**505 North Second Street** - Construction of a deck to the rear of the residence

**218 Bookter Street** – New construction of a garage/studio/storage to the rear of the property

**331 DeMontluzin Avenue** – Placement of a shed to the rear of the property

**341 Main Street- (Note: Property extends to State Street)** Extension of a 6' wooden fence fronting on State Street